CITY OF BLYTHE
COMPREHENSIVE GENERAL PLAN
HOUSING ELEMENT

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1.0 PURPOSE AND SCOPE

The purpose of the Blythe Housing Element is to provide government officials and the public a comprehensive understanding of the housing needs within the City, and to set forth policies and programs that will enable the City to reach its defined housing goal. In order to ensure that a safe and decent place to live, within a satisfactory environment, is provided for Blythe residents, the housing element promotes a closer coordination of housing policies and programs at local, state and federal levels, as the attainment of housing goals depends upon the shared commitment of all levels of government.

1.1 Background

Within the context of the General Plan, the Housing Element functions as an integral part of a comprehensive growth plan. A broad range of information provides an indication of the interrelationship of City government and its various activities, particularly land use policies, and the planning and development of the community's housing stock. As it manages development, the City must balance the need to assure adequate housing for all current and future members of the community against the need to provide and support existing and anticipated levels of public services and facilities. The Housing Element, therefore, directly relates to the amount and location of commercial, industrial and institutional development; the type and intensity of land uses; the amount of housing development established through land use designations in the Land Use Element; and the amount of restricted lands and open space, with very limited or no potential for housing development, established in the Land Use and Open Space and Conservation Elements. The ability of the City to provide public services to the community, as outlined in the Public Utilities Element also correlates with the content of the Housing Element. In addition, the Housing Element relates to the transportation routes and availability of adequate roadways established in the Circulation Element; the maintenance of an adequate jobs to housing ratio established in the Economic Development Element; and the protection of sensitive receptors established in the Noise Element.

The Housing Element addresses the housing characteristics and needs of the City, including but not limited to a description of existing housing types, condition of existing units, overcrowding, overpayment, homelessness, and the demand for affordable housing in the area.

A separate discussion of the General Plan study area is included in appropriate portions of this Element. The study area establishes boundaries which extend to the north, east and west of the City limits. The southern portion of the study area is comprised of agri-business oriented industrial uses and agricultural activity, with only scattered residential units. To the north, the General Plan study area generally extends to 10th Avenue, where scattered residential occurs within predominantly agricultural lands. The western area includes the Blythe Airport, extensive intervening agricultural lands and widely scattered residential and more densely developed, if limited, residential on the mesa west of the City. Lands east of the city limits are predominantly in agriculture, with some limited residential and RV development along the Colorado River.

1.2 State Requirements

California Government Code requires that every City and County prepare a Housing Element as part of its General Plan. In addition, State law contains specific requirements for the preparation and content of Housing Elements. According to Article 10.6, Section 65580, the Legislature has found that:

(1) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
(2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
(3) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
(4) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
(5) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments, and the state, in addressing regional housing needs.

Section 65581 of the Government Code states that the intent of the Legislature in enacting these requirements is:

(1) To assure that local governments recognize their responsibilities in contributing to the attainment of the State housing goal.
(2) To assure that cities and counties prepare and implement housing elements which, along with federal and State programs, will move toward attainment of the State housing goal.
(3) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the State housing goal as well as regional housing needs.
(4) To ensure that each local government cooperates with other local governments to address regional housing needs.

Government Code Section 65583 outlines the required content of all housing elements, including identification and analysis of existing and projected housing needs, and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. Specific requirements include:

(1) An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. The analysis should include population and employment trends; documentation of household characteristics; inventory of land suitable for residential development; governmental and other constraints to new housing development; analysis of any special housing needs; and an assessment of existing affordable housing projects.
(2) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the objectives of the housing element in order to meet the housing needs of all economic segments of the community.

1.3 Project Location and Description

The City of Blythe is located along US Interstate-10 in the Palo Verde Valley and along the Colorado River in Riverside County. Since the Housing Element was last revised, the City has grown from about 3.5 square miles to 19.5± square miles. The City has been pursuing annexation of additional lands, including those previously studied in the City's Comprehensive General Plan. An annexation is currently being finalized on lands east of the city limits and north of Interstate-10. This area is immediately northeast of the city limits and extends northward to 6th, east to the Colorado River and south to Interstate-10. This annexation area totals approximately 4,900 acres.

Annexation No. 45 into the City was approved in 1994 and extends the city limits northwest to include agricultural lands, the municipal golf course, a mobilehome park and RV park. Limited and scattered residential development is also located within the annexation area, bringing the total number of existing residences in this area to 227, on a total of 3,645 acres.

The City is surrounded by unincorporated County lands, with the nearest incorporated cities, Indio and Needles, located about 100 miles west and north of the City, respectively. Blythe was incorporated in 1916

and until the 1970s, with the construction of Interstate-10, was primarily an agricultural community. The economy has since diversified somewhat and, in addition to the significant contribution highway oriented commercial has made to jobs and revenues, the surrounding desert and the Colorado River recreation areas are gaining importance as local destinations for seasonal residents and weekend visitors.

2.0 PREVIOUS HOUSING ELEMENT EVALUATION

In September 1989, the City of Blythe adopted its latest Comprehensive General Plan, including the Housing Element which has been in effect since that time. This section of the Housing Element update cites and reviews the efficacy of the previous goals and policies, and quantifies progress made in meeting the goals set forth in that document.

2.1 Previous Housing Goals

1. *To provide a wide range of adequate, affordable housing for all economic segments of the City.*

The City has seen substantial residential growth since the preparation of the 1989 Housing Element. The development of two state prisons west of the City has caused less demand for rental and ownership homes than expected by either the City or the State. The table below provides an annual total of residential units built since the previous Housing Element was prepared.

Table H-1
Net Residential Units Built
City of Blythe (1989-94)

Year	Single Family	Multi-Family	Total Units Built
1989	40	37	77
1990	29	10	39
1991	69		69
1992	75	130	205
1993	28	4	32
1994	64	0	64
Total	305	181	486

Source: City of Blythe Development Services Department.

Units constructed over the past six years have fallen into a limited range of value. Single family units had an average value of approximately $78,500 and ranged from $68,500 to $87,520. Multi-family units ranged in value from $33,700 to about $53,000. Duplex units had an average value of approximately $45,500.

Of the total of 486 units built and issued occupancy permits during the period, 305 were single family and 181 were multi-family. Additionally, a total of 1,980 group quarter units were constructed and occupancy permits issued for the Ironwood State Prison, which is located within the city limits.

The City of Blythe has annually made available financial resources for mortgage assistance, development of affordable multi-family units; subsidized low and moderate income single family in-fill development, and self-help residential development programs for low and moderate income families through the Coachella Valley Housing Coalition. Other housing programs the city funds include: water and sewer main extensions; water and sewer connection assistance, senior home repair and emergency and homeless housing.

2. *To improve and preserve the unique character of existing neighborhoods.*

The Comprehensive General Plan includes a wide variety of goals and policies that address the issue of neighborhood improvement and preservation.

The City has facilitated infill development through participation and mortgage assistance for low and moderate income home buyers. The extension of basic infrastructure into older residential neighborhoods through the use of Redevelopment Agency (RDA), including but not limited to the extension of water and sewer mains, have also been underwritten by these programs.

Development policies and ordinances assure that commercial, industrial and other potentially incompatible land uses are required to comply with specific site planning and other design standards, which buffer these uses from adjacent residential development. Walls, landscape screens and noise barriers have been made a part of commercial developments which have a potential to adversely impact residential neighborhoods. Traffic planning has also been implemented to limit through-traffic and reduce trips to local traffic only.

3. *To meet the goals set forth by the Southern California Association of Governments (SCAG) for the City's Fair Share Housing needs.*

The City of Blythe has made great strides in addressing the need for low and moderate income housing in the community. As shown in Table H-1, multiple and single family development has substantially exceeded the SCAG fair share targets. The following was established by SCAG as the City's share of regional housing needs to be addressed through the period from July 1 1989 to June 30, 1994.

Table H-2
Blythe SCAG Fair Share
By Income Category 1989-1994

Income Category	Number of Dwelling Units SCAG 1989-94
Very Low	37
Low	56
Moderate	38
High	85
Total	216

The City has been proactive in the development of affordable housing projects. Since 1989, the Rhyolite and Bayfield Aprtments have been constructed, providing 130 new units. In addition, the Baldwin Apartments, constructed in 1994, provide 39 senior handicapped units. Finally, the Squaw Valley Apartments, in East Blythe (outside the City limits) provide 14 units of subsidized housing.

Of the 486 dwelling units added to the city's housing stock, 34 units at Rhyolite Apartments alone, built in 1992, meet rent limits for Very Low Income households, 8 units for Low Income. and 28 units are available without restriction, ranging in cost from $369.00 to $431.00 per month. In addition, the 60 units available at Bayfield Apartments can be subsidized up to 20%, reducing the rents to $456.00 to $516.00 per month, respectively for a 2 or 3 bedroom apartment. The above referenced programs and activities funded through RDA moneys have been effectively used to augment private investment in the development of affordable housing in the community, and have resulted in the construction of 140 Agency assisted housing units from 1991 to 1994.

3.0 DEMOGRAPHIC INFORMATION

This section of the Housing Element of the Blythe General Plan contains relevant and updated demographic, household, and socioeconomic data. This information is primarily based on data provided in

the 1990 U.S. Census of Population and Housing and by the California Department of Finance.

3.1 Historic and Current Population

Based on Census Data, the population of Blythe decreased slightly from 7,047 in 1970 to 6,805 in 1980, a loss of approximately 3 percent. However, from 1980 onward, the city's population has grown steadily with the recovery of the economy during the 1980s. Between 1990 and 1994, population growth accelerated with the construction of the Chuckawalla and Ironwood State Prisons, both of which have been incorporated into the city limits. The population as of January 1, 1994 was estimated, by the California Department of Finance to be 13,046, an increase of 51.4% over 1990.

Table H-3
City of Blythe
Population and Housing Units-1970 through 1998

Year	Pop.	No. of HHs
1970	7,047	2,000
1980	6,805	2,468
1984	7,516	2,655
1986	7,775	2,646
1988	8,065	2,646
1990	8,620	2,818
1991	8,638	2,823
1992	12,044	3,008
1993	12,923	3,210
1994	13,046	3,266
1996	13,308	3,397
1998	13,575	3,534

Source: Urban Decision Systems, Inc., Area Profile 1990 for the Blythe City Limits, Area Summary; 1984 Blythe Special Census; 1970, 1980 & 1990 US Census of Population and Housing; California Department of Finance Pop. and Housing Estimates. 1998 estimates by Terra Nova Planning & Research.

It must be noted that the population increase shown from 1990 to 1994 is in large part due to the occupancy at the two prisons located in the City. In 1990, the Department of Finance showed 159 persons in group quarters in the City. By 1994, that number had grown to 3,468. Without the population at the prison, the net population in Blythe in 1994 can therefore be estimated to be 9,737, a 13% increase from 1990. Based on this growth rate, the City can expect a population in households of approximately 10,100 in 1998.

The number of households has increased steadily since 1970, from 2,000 to 2,904 in 1990. By 1994, households totalled 3,266, more than a 63% increase from 1970. It is estimated that there will be 3,534 households in the City by 1998. (Please refer to Housing Characteristics for a more detailed discussion of actual housing units).

General Plan Study Area

The population of the Palo Verde Valley, in which Blythe is located, has increased at at a rate substantially lower than the City. Blythe is the only urbanized community able to provide a full range of public services and facilities. The population of the Palo Verde Valley was 23,418 in 1990. The Valley experienced 3% annual growth from 1990 to 1995, increasing to 27,000 persons.

3.2 Population by Age Group and Ethnicity

The median age in Blythe as of 1990 was 28.6 years. Table H-4 presents the number of persons in various age ranges and the percent of total population for each group.

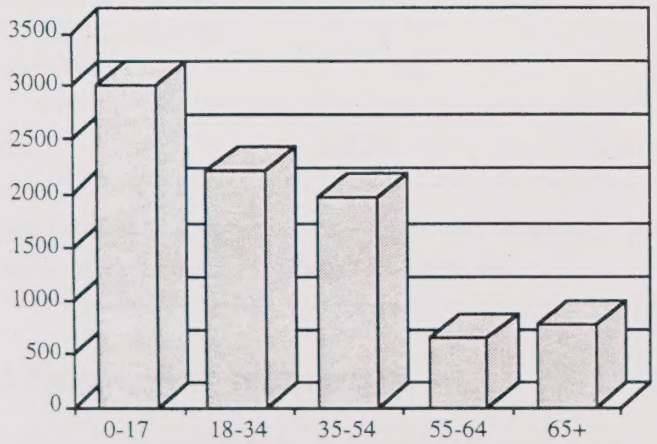
Table H-4
Age Distribution of Blythe-1990

Age	Number	% of Total
0-5	1,061	12%
6-13	1,415	16%
14-17	525	6%
18-20	353	4%
21-24	429	5%
25-34	1,437	17%
35-44	1,284	15%
45-54	681	8%
55-64	668	8%
65-74	435	5%
75-84	326	4%
85+	6	<1%
Total	8,620	100%

Source: 1990 U.S. Census of Population and Housing

This table and the following Graph illustrate the age characteristics of the Blythe community in 1990. These numbers show that in 1990, dependent children made up approximately 37% of the total population, and seniors of 65 years and older make up around 9%, with 17% of the population at 55 years and older.

Graph 1
City of Blythe
Age Distribution 1990



Source: 1990 U.S. Census of Population and Housing

The City of Blythe has, over the years, attracted young families.In 1984, the median age stood at 27.1 years. In 1990, the City's median age had risen to 28.6, still well below the national and state averages of 34.1 and 33.2 years of age, respectively. As of 1990, dependent children made up 34.8% of the total population, and seniors of 65 years and older made up approximately 8.9%. These statistics show that although the City has become slightly older, it is still expected to remain a City of younger families.

3.3 Ethnic Characteristics

The City of Blythe, along with the entire Palo Verde Valley, is primarily a caucasian community. Although the number of minorities has increased over the past few years, it is projected that the White population will continue to make up over 90% of the City's total population. The following table illustrates the 1990 number and percentage of each ethnic group in the City of Blythe.

Table H-5
Ethnic Characteristics Distribution-1990

Race	Number	Percent
White	4,984	57.8
Black	888	10.3
Asian/Pacific Islander	39	0.4
American Indian	107	1.2
Other	2,602	30.2
Hispanic Origin	3,771	43.7

Source: 1990 U.S. Census of Population and Housing. Note: Persons of Hispanic Origin are listed in White, Other and Hispanic calculations in the Census.

3.4 Household Size and Income

In the City of Blythe, the average household size has remained relatively constant, falling from 3.3 to 3.2 persons per household between 1980 and 1990. These numbers are slightly higher than the state average of 2.8 persons.

Per Capita and Median Household Incomes

Along with the expansion of housing units and population has come an increase in the per capita and median household income. The household income levels have increased from $13,594.00 in 1980 to $22,847.00 in 1990. The City has historically, and continues to fall short of the median household income levels at the federal and state levels, which stood at $32,755.00 and $39,598.00, respectively in 1990.

The following Table shows the number of households in 1990, and estimated number of households in 1998, in each Census income category.

Table H-6
Income Distribution by Household-1990 & 1998

Income	Households 1990	Households 1998
$0-$4,999	203	254
$5,000-$9,999	370	464
$10,000-$14,999	338	424
$15,000-$19,999	322	404
$20,000-$24,999	263	328
$25,000-$29,999	148	184
$30,000-$34,999	195	246
$35,000-$39,999	174	212
$40,000-$49,999	303	388
$50,000-$59,000	137	172
$60,000-$74,999	206	258
$75,000-$99,999	98	123
$100,000-$124,999	9	11
$125,000-$149,999	8	11
$150,000+	44	55
Total:	2,818	3,534

Source: 1990 U.S. Census of Population and Housing. 1998 estimates by Terra Nova Planning & Research, Inc.

3.5 Employment Information

In 1990, a total of 3,478 persons residing in the City of Blythe were employed, of which 1,621 were considered to be white collar workers and 1,857 blue collar, as illustrated in the following Table.

Table H-7
Employment by Industry-1990

Industry	Number	% of Total
Agriculture/Forestry	434	12.5
Construction	136	3.9
Manufacturing	132	3.8
Transportation	119	3.4
Communications/Utilities	160	4.6
Wholesale Trade	179	5.1
Retail Trade	685	19.7
Finance, Insurance & R.E.	95	2.7
Services	1,091	31.4
Public Administration	447	12.9
Total	3,478	100

Source: 1990 U.S. Census of Population and Housing.

The two annexation areas in the City are expected to have similar employment characteristics to the City itself. Therefore, based on an estimated population in the annexation areas of 1,035, of which 40% is estimated to be employed, the following distribution is likely.

Table H-8
Employment by Industry-1994
Annexation Areas

Industry	Annexation Areas
Agriculture/Forestry	52
Construction	16
Manufacturing	16
Transportation	14
Communications/Utilities	19
Wholesale Trade	21
Retail Trade	82
Finance, Insurance & R.E.	11
Services	130
Public Administration	53
Total	414

Source: 1990 U.S. Census of Population and Housing.

Employment in the City of Blythe in 1993 is estimated to be similar to that of 1990, however, with the occupancy of the two State prisons, Blythe has developed a larger service commercial base. The following table shows the top employers in the City of Blythe in 1993.

Table H-9
Top Employers in the City of Blythe 1993

Business	Estimated # of Employees
Ironwood State Prison	748
Chuckawalla State Prison	720
Palo Verde Unified School District	384
Morgan Corp.	231
Palo Verde Hospital	137
Hi-Value Processors	120
County of Riverside	120
Palo Verde Irrigation District	82
City of Blythe	71
Toshin Trading Co.	65
Palo Verde Community College District	60

Source: County of Riverside Community Profiles, January 1993.

3.6 Housing Characteristics

The following section addresses the conditions, characteristics, values, and vacancy rates of housing units within the City and General Plan study area. It also examines overcrowded housing conditions as well as the existing and future need for affordable housing.

Historic and Current Housing Characteristics

Table H-10 shows the characteristics of the City's housing stock in terms of number of units per structure, based on 1990 Census data. Table III-15 is based on a survey of the City's housing stock conducted in 1993.

Table H-10
Housing Characteristics in Blythe for 1990 and 1994

Units in Structure	1990 No.	1994 No.	1990 %Total	1994 %Total
Single Unit	1,953	2,168	68%	66%
Two to Four	276	290	10%	9%
Five or more	540	709	19%	22%
Mobile Home	93	99	3%	3%
Total	2,862	3,266	100%	100%

Data source: 1990 U.S. Census of Population & Housing
1994 Data Source:California Department of Finance

In the four years since the 1990 Census, the City's housing stock increased by 14%, with the largest sector increase occurring in larger (5 or more units) apartment complexes. This increase is primarily due to the construction of two apartment complexes totalling 130 units in 1991-1992. Although single family residences are still the largest segment of housing units in the City, their percentage share dropped slightly. This growth can be attributed to prison employment.

Annexation Areas

The City has annexed a total of 8,545 acres since 1989, in two annexation areas (not including annexation of the lands on which are located the Chuckawalla and Ironwood Prisons). The annexation areas consist primarily of agricultural lands, with some residential neighborhoods located primarily around the golf course, in the Mesa area to the northwest of the City (annexation #45). The second annexation, completed in 1995, extends from the eastern City limits at Riverside Avenue, east and north to the Colorado River. With the exception of small clusters of residential dwelling units immediately adjacent to the City limits in this area, the annexation area is primarily vacant or in agriculture. Both annexation areas contain approximately 345 housing units, 60% of which are single family residences, and 40% are mobile homes, primarily in mobile home parks.

Vacancy Rate

The City of Blythe has historically had a low vacancy rate, ranging from 5.61% in 1990 and 6.86% in 1994. Given the rapid growth in the number of housing units during that period, it is clear that the supply of housing has barely kept up with the demand for housing. By comparison, in 1990, the California State vacancy rate was 7.2%, with Riverside County at 16.14% in 1994.

Table H-11
Characteristics of Vacant Units-1990

Vacancy Type	Number	% Total Housing Units
For Sale	58	2.0%
For Rent	69	2.4%
Seasonal Home	6	0.2%
Rented or Sold Not Occupied	11	0.4%
All Other Vacant	19	0.6%
Total	163	5.6%

Source: 1990 U.S. Census of Population and Housing.

Condition of Housing Stock

As a part of the preparation of the City of Blythe's Housing Element in 1989, a Housing Survey was conducted to determine the quality of the housing stock in the community. Housing units were rated on a scale of 1 to 5, with the following definitions being applied to each numerical category: The survey found that 13% of homes rated Very Good, 51% of the housing stock rated Good, 26% was in Acceptable condition, and 10% was in Poor or Unacceptable Condition.

For this update, a follow-up survey of newly annexed areas was undertaken.

1. Very Good Condition, no maintenance necessary
2. Good Condition, minor aesthetic maintenance necessary
3. Acceptable Condition, major aesthetic and considerable structural maintenance necessary
4. Poor Condition, major aesthetic and considerable structural maintenance necessary
5. Unacceptable Condition, considerable dilapidation; health and safety a concern

The surveys found that the majority of the housing stock in the City is comprised of single family homes which are in good or very good condition. There are relatively few duplexes within the community, and the majority appear to be in good condition. Multi-family residences appear to have the highest percentage with severe maintenance problems, with 12 residences considered to be in unacceptable condition. In general, approximately 47% of the City's housing stock is considered to be in very good condition, with only 3% in poor or unacceptable condition. In the annexation areas, 80% of the housing stock is in Very Good or Good condition, with 13% falling within the Acceptable category, and only 7% falling within the Poor category or lower.

Overcrowding

The State Department of Housing and Community Development (HCD) has set the standard of 1.01 persons per room as the criteria for "overcrowded" housing conditions. Overcrowding is one of the specifically identified issues that must be addressed in the Housing Element. High rents and home prices limit low income persons from obtaining homes with adequate space and/or bedrooms. This data assists in the estimation of affordable housing need in the community. Table H-12 presents a range of persons per room per occupied housing unit in the City of Blythe.

Table H-12
Overcrowded Housing Units-1990

Persons Per Room	Housing Units
.50 or Less	1,190
.51 to 1.00	1,101
1.01 to 1.50	232
1.51 to 2.00	140
2.01 or More	78
Total Overcrowded Owner & Renter Occupied Units	450

Source: 1990 U.S. Census of Population and Housing.

As shown in the table above, there were a total of 450 housing units within the City which met the HCD criteria for "overcrowded" conditions at the time of the 1990 Census, representing approximately 16% of the total housing units counted. Of these 450 overcrowded units, 297 are renter-occupied and 153 are owner-occupied.

Housing Values

As of 1990, in the City of Blythe, the average home value was $73,612.00, and 86.7% of homes were valued between $20,000 and $99,000. The median (the figure exactly in the middle of a series of numbers) housing value was $69,325.00 The following table summarizes housing values for the City of Blythe in 1990. Data is presented only for owner-occupied single-family homes on less than 10 acres.

Table H-13
Values of Owner-Occupied Housing Units-1990

Value	Number	Percent
$0 to $19,999	19	1.6%
$20,000 to $59,999	362	30.6%
$60,000 to $74,999	337	28.5%
$75,000 to $99,999	325	27.5%
$100,000 to $149,999	117	9.9%
$150,000 to $199,999	13	1.2%
$200,000 to $299,999	7	0.6%
$300,000 to $499,999	0	0.0%
$500,000 or more	1	0.1%
Total	1,181	100%

Source: 1990 U.S. Census of Population and Housing.

This table shows that the City of Blythe offers housing at a wide range of costs. While not all of these homes would be considered affordable, 60.8% fall under $75,000, which is considered to be very affordable and represents more half of the community's housing stock (Please see Affordable Housing discussion). This data illustrates the affordability of the community.

Land Inventory

Table H-14 below shows the amount of vacant residential land. This table also projects the maximum number of new dwelling units which could potentially be built within each General Plan land use designation.

Table H-14
Vacant Residential Land by General Plan Designations-1994

General Plan Designation	Acreage	Total Potential Dwelling Units
R-R (0-1 du/10 ac)	40.0	40
R-L (7 du/ac)	234.83	1,643
R-M (14 du/ac)	212.0	2,968
R-H (20 du/ac)	6.35	127
Total	493.18	4,778

Source: Terra Nova Planning and Research, Inc.

With a total of 493 vacant acres and a potential buildout of 4,778 units, the City of Blythe offers the opportunity for a variety of housing types and developments. The majority of the housing units will be built within three designations, R-L, R-M and R-H which allow for anywhere from zero to twenty dwelling units per acre. These designations will include a mixture of single family housing, multi-family housing projects, both affordable and market rate, senior housing projects, and mixed uses which will allow for varied types of development within the community. There are a total of 212± acres of R-M land currently vacant, and within one-half mile of services in the City, with a potential for 2,968 residential units. In addition, 120± acres of R-M designated lands are developed with single family residences. If converted to a multi-family use, these lands could generate an additional 1,680 units. Finally, there are 6.35 acres of R-H high density residentially designated lands within one half mile of existing city services. This acreage could generate an additional 127 units of multi-family housing.

With these General Plan Designations, the rural character of the City of Blythe can be preserved while allowing for adequate housing types for all segments

of the population. The R-R designation will preserve the agricultural lands immediately outside of the area, and allow for scattered single family development.

The quantified objectives, provided on page III-74 of this Element, call for the construction of a minimum of 284 units by 1998. Of these, 162 are to be low or very low income units. The higher density designations are adequate to provide for additional affordable multi-family developments and additional senior housing projects, which are necessary and desired within the community. Additionally, the efforts of the City's Redevelopment Agency, in cooperation with organizations such as the Coachella Valley Housing Coalition, to assemble small in-fill lots and construct self-help ownership housing will provide a wide range of housing opportunities for households with very low or low incomes.

4.0 EXISTING AFFORDABLE HOUSING PROGRAMS

It is the responsibility of the City of Blythe to assure the provision of a broad mix of housing types, including and especially for the socio-economically disadvantaged. In order to implement affordable housing goals set forth in this Housing Element, the following housing programs are available, all through the City's Redevelopment Agency:

The Mortgage Assistance Program provides funds for closing costs and down payments for families which otherwise qualify for home mortgages. For the period from October, 1993 through September, 1994, a total of $45,000.00 was allocated to this program, and $17,600.00 expended to assist 6 households. The developers of the housing also provided one-third matching funds.

Water and Sewer Connection Assistance is provided to lower income families which are not currently connected to these City services. For the period from October, 1993 through September, 1994, a total of $6,000.00 was allocated to this program, and $1,800.00 expended to assist 1 household.

Multi-Family Project Assistance provides assistance to developers who reserve a portion of their projects for low income families. For the period from October, 1993 through September, 1994, a total of $20,000.00 was expended. A total of 20 units have been approved, three of which are to be reserved for low income families. Nine of these units have been constructed, and one low income unit has been occupied.

The Infill Housing Program provides assistance to developers who build single family homes for low and moderate income families on infill lots within the Redevelopment Project Area. The City assists these projects by assembling lots, installing curb, gutter and sidewalks, and payment of impact fees. For the period from October, 1993 through September, 1994, a total of $175,000.00 was allocated to this program, and $34,200.00 expended. Two homes have been completed under this program, and six lots have been purchased by the Agency, to be sold to developers at a discounted rate.

Self Help Housing programs have been established in cooperation with the Coachella Valley Housing Coalition. The Coalition has purchased 24 lots to be used for low and moderate income home construction. For the period from October, 1993 through September, 1994, $4,200.00 per unit was allocated to this program, and $24,355.00 expended to offset City and School fees for eight homes.

Section 8 Housing Assistance: The City of Blythe provides HUD Section 8 rental assistance to lower income renters within the City through the Riverside County Housing Authority. The Housing Authority currently subsidizes 117 units in the City through vouchers and Section 8 certificates.

Fair Housing Programs: The Federal Fair Housing Act requires the City of Blythe to provide a wide range of services for City residents. The City provides these services through an agreement with the Riverside County Housing Authority. Services are designed to implement federal and state fair housing policies and procedures and to provide information concerning minority rights under existing fair housing laws.

Redevelopment Agency Programs: California Redevelopment Law mandates that 20% of each Redevelopment Area's Tax Increment Financing be

allocated, or 'set aside', for the development and rehabilitation of low and moderate income housing. State Guidelines determine what qualifies as low and moderate income housing, and can generally be described as housing which, in exchange for favorable financing or other assistance, is available only to qualifying households. In some cases, only a portion of the project must be occupied by low and moderate income families. In others, all units are restricted to low and moderate income households. In fiscal year 1993-94, as discussed above, the City expended $97,955.00 of its set aside funds on affordable housing programs. In 1994-95, a total of $415,000.00 has been either expended or is allocated. The Agency currently has a total of $1,045,828.00 available in affordable housing set aside funds.

State Housing Programs: The State Department of Housing and Community Development (HCD) provides loans under the California Housing Rehabilitation Program. Under this program, HCD provides low-interest loans for the rehabilitation of rental housing including residential hotels. Loan limits range from $15,000 for rehabilitation of residential hotel units to $35,000 for 3 or more bedroom units. These loans are given only to maintain existing assisted units, or convert market rate units to assisted units.

Family Housing Demonstration Program: The State Department of Housing and Community Development also has funds available for nonprofit and local government sponsors to pay for the new construction, rehabilitation, or acquisition and rehabilitation of community housing developments consisting of 20 or more units, or congregate housing developments.

Coachella Valley Housing Coalition is a non-profit organization which works with cities to purchase lots and assist very low and low income homebuyers in building self-help housing. The Coalition also assists families in securing mortgages, through federal and state programs. The Coalition is currently active in the City of Blythe, having purchased 24 lots and constructed eight homes to date.

Habitat for Humanity: Habitat for Humanity is a non-profit organization providing financing and labor for the construction of homes for families currently living in sub-standard conditions, and whose household income is between 50% and 80% of the County's median income. The program consists of a $500.00 down payment on a 15 to 25 year interest-free mortgage. In exchange for the loan, the household must contribute 450 hours of direct labor or other services to the organization.

Farmers Home Administration

Farmers Home Administration (FmHA) has several programs available for both single family and multi-family residences. FmHA makes loans and grants to provide rural residents with decent, safe and sanitary homes. Eligibility is based on adjusted household income, with low interest loans available to low income and very-low income applicants. An individual, organization or group organizing to provide housing may apply for a loan through the local FmHA District Director serving the area where the housing will be located. The City of Blythe is served by the FmHA State office, located in Moreno Valley. The following programs are offered in the Blythe area:

Home Ownership Loans are made to families or individuals who are without adequate housing and who are unable to obtain loans from private lenders at reasonable rates. Loans may be used to buy, build, improve, repair or rehabilitate rural homes, including manufactured homes. Loans can be made for 100 percent of the value of the property as appraised by FmHA. Normally, the maximum repayment term is 33 years.

Home Improvement and Repair Loans are made to bring substandard houses up to agency development standards. Loans of no more than $10,000 may be repaid in up to 25 years.

Conditional Commitments for rural housing are assurances to builders or sellers that FmHA will make loans to qualified applicants if the homes offered meet FmHA standards.

Very-Low Income Repair Loans are made for repairs to make houses safe and to remove health hazards. Loan limit is $15,000, with a maximum repayment term of 20 years, and interest rate of 1%. Grants or loan-grant combinations are available to help

very-low income elderly homeowners make necessary repairs to their homes. Grants may not exceed $5,000, with a 20 year repayment period at a 1% interest rate.

Mutual Self-Help Housing Loans are made to a group of families who wish to work together to build their own homes. Loans are made on an individual basis, but the group must agree to work together until all houses are completed.

Technical Assistance Grants for Self Help Housing are available for public or private non-profit groups. Applicants must show a need for self-help housing, the professional expertise to supervise a project, and a lack of funding for this assistance.

Housing Site Loans may be made to public or local nonprofit groups for housing sites, including self help housing. Funds are for land, access streets and utilities, and have a repayment period of two years.

Rural Rental Housing Loans are made to finance apartment style housing, or to purchase and rehabilitate existing rental housing. Loans can be made to individuals, public agencies, cooperatives, and profit and nonprofit corporations. Except for public agencies, applicants must be able to provide moderate-cost rental units with other financing. Loans are repayable in up to 50 years with interest reductions in some cases.

Congregate Housing Loans offer persons 62 years of age and older, and handicapped persons semi-independent living quarters which may include central dining facilities, some housekeeping help, and other centralized services.

Farm Labor Housing Loans and Grants finance rental units for domestic farm laborers with an interest rate of 1%. Although farm laborers are scarce in the City of Blythe, grants of up to 90% are available for public or broadly based nonprofit organizations when the group cannot afford loan payments but has initial operating capital and income to manage the facility.

Rental Assistance payments are made to owners of FmHA financed rental projects to reduce the rents (including utilities) paid by low income tenants to no more than 30% of their incomes.

Affordable Housing Projects

There are several multi-family projects, as well as single family units, which are currently subsidized by either County or State agencies for low and very-low income residents within the City of Blythe. Tenants wishing to lease affordable units must be in "very low" or "low" income categories based on the County median household income, which is defined by persons per household:

Table H-15
1995 Low or Very low Income Levels
For Affordable Housing Eligibility

Persons/HH	Very Low	Low
1	$14,800	$23,700
2	$16,900	$27,050
3	$19,050	$30,450
4	$21,150	$33,850
5	$22,850	$36,550
6	$24,550	$39,250
7	$26,250	$41,950
8	$27,900	$44,650

Source: California Department of Housing and Community Development, Income Limits for Riverside County, 1994.

The Following projects are considered to be affordable in the City of Blythe:

El Solano Hotel: The Riverside County Housing Authority owns and manages the El Solano Hotel, which provides shelter for the low-income elderly. There are a total of 40 units, 38 of which are Single Room Occupancy units, and 2 of which are one bedroom apartments. All tenants must qualify under HUD Section 8 regulations and pay 30% of their income for rent. The City of Blythe provided technical advice, fast-track review of plans and applications, and no-cost inspections as a project participant. The Blythe Senior Center provides Meals on Wheels to tenants of the hotel. The El Solano Hotel is located on South Spring Street, approximately 300 feet south of Hobsonway.

Palm Drive Apartments: Completed in 1988, the Palm Drive apartments have a total of 68 units, of which 14 are accessible only to those families

qualifying as Very Low Income. The project is currently remodeling, and will expand to 84 units by converting some of its 3 bedroom units into studios. The City utilized an Urban Development Action Grant (UDAG) to assist in financing the project. The apartments are located at the corner of Palm Drive and Barnard Street.

Sunset West Apartments: This project was constructed using FmHA financing in 1986, and has 50 units reserved for low and moderate income tenants. The project is located on Lovekin Boulevard, 300 feet north of Hobsonway.

Silsby Garden Apartments: This project, located on North Ninth Street, provides 50 units for low income tenants. The project was FmHA financed.

Sunrise Apartments: Financed by FmHA, this project provides 50 units of very low and low income housing, under the HUD Section 8 program. Sunrise Apartments are located on North Palm Drive at Chanslor Way.

Broadway Manor Apartments: Broadway Manor provides a total of 64 affordable housing units, 44 of which are subsidized. The project is located at Broadway and 14th Avenue.

Blythe Villa Apartments: This project is a HUD Section 8 facility, providing 52 units, 34 of which are assisted units, located at Barnard and Palm Drive.

Since the drafting of the 1989 Housing Element, the following projects have been constructed:

Rhyolite Apartments: State bond financing and RDA funds were used to complete this project, which provides 70 income restricted units. The project is located at 400 North Palm Drive.

Bayfield Apartments: 14 of the 60 units in this project are income restricted. State bond financing and RDA funding were used for this project, located at 450 West Barnard.

Squaw Valley Apartments, located in East Blythe, provide a total of 33 family units, 32 of which are assisted units. The project is located on Birch Street.

Baldwin Apartments, also located in East Blythe, provides 40 seniors only low income units.

5.0 CONSTRAINTS TO THE PROVISION OF AFFORDABLE HOUSING

The City of Blythe recognizes the need to ensure that there is adequate housing which is affordable to all income groups. However, there are a number of constraints which can impede achievement of this goal. These potential constraints are discussed below.

5.1 Economic Constraints

Extensive development of vacant land throughout Southern California in the past decade has led to an increased demand for land, which resulted in a rapid rise in land values and consequently higher housing costs. However, land values in the Morongo Basin generally, and Blythe in particular, have remained relatively affordable in comparison to most other areas of Southern California.

5.2 Land Costs

According to recent listings of vacant residential property in Blythe, prices for lots and home sites range from approximately $7,000 to $50,000. The average price for a lot which would accommodate a 1,300 square foot home, including three bedrooms and two bathrooms, would range from $9,000 to $11,000, with a lot for a 2,000 square foot home priced anywhere from $13,000 to $15,0008. For multi-family parcels, land prices range from $19,000 to $30,000 per acre, for an average price of $24,500.00 per acre.

Although the City has no control over market demands and thus cannot determine the price of land, City land use policies which regulate the allowable densities of residential uses can influence the ultimate cost of the dwelling unit. There are currently nine residential land use designations in the City of Blythe General Plan. Land use policies are further discussed under "General Plan Constraints and Zoning Constraints."

5.3 Construction Costs

Labor and material costs are major areas other than land costs, which have a direct impact on the cost of housing. Single-family dwelling construction costs can vary greatly depending on the size of the unit and whether it is a custom home or part of a large subdivision. At the present time, the cost of labor and materials is not a hindrance to the production of relatively low-cost housing. Significant increases in these costs, which the City has no direct control over, can directly affect the affordability of housing.

5.4 Financing

Financing costs can impact the ability of potential home buyers to make a purchase. Interest rates are relatively low at the present time (7% to 10%) but fluctuations can significantly impact the affordability of homes.

An analysis of information provided by local lending institutions in the City shows that, from 1992 through the first half of 1994, 70% of loans made were for home improvement, 20% were for refinancing, and 10% were for home purchase. These statistics are in large part driven by the current California economy. Future loans and mortgages will be based on improvements or downturns in the economy.

5.5 Governmental Constraints

The permit process can have a significant impact on the timely and cost-effective production of new housing. Lengthy review periods and excessive development fees can discourage new construction. The time required to process residential development varies according to the scope of the proposal. Single Family residential development application processing is generally completed within one week of submission.

In the case of multi-family projects and subdivisions, which require further environmental documentation, the application processing will take approximately two to four months, depending on the extent of environmental analysis required. The following ministerial actions must be approved by both the City Council and Planning Commission and are subject to CEQA mandated timelines, but can generally be completed within four months: Tract Maps, Specific Plans, Planned Residential Developments, Zone Change, Site Plan review, and Environmental Impact Report review.

Building permit and development fees are set based on the individual project's value and the number of units proposed. Residential development fees charged by the Blythe Building and Safety Department are shown in the following tables.

Table H-16
Residential Development Fees
City of Blythe

Fee	Valuation	
	$60,000	**$90,000**
School Fees	$1,720.00	$2,408.00
Water Connection/Meter	$850.00	$850.00
Wastewater Connection	$825.00	$825.00
Capital Improvement Fee	$500.00	$500.00
Total	$3,895.00	$4,583.00

Source: Blythe Building and Safety Department.
Assumptions: $60,000 value home=1,000 sq.ft. $90,000 value home = 1,400 sq.ft.

Table H-17
City of Blythe Application Fees

Application Type	Fee Amount
Lot Line Adjustment	$ 200.00
Certificate of Compliance	100.00
Tentative Parcel Map	250.00
Tentative Tract Map	400.00
Final Parcel or Tract Map	400.00
Revised or Amended Map	250.00
Improvement Plans, Plan Check	400.00
Change of Zone	400.00
General Plan Amendment, filed alone	450.00
General Plan Amendment, w/ zone change	150.00
Minor Variance	200.00
Major Variance	400.00
Conditional Use Permit	400.00
Plot Plan	200.00
Environmental Assessment	200.00
Planned Development	500.00 + $5/lot
Specific Plan	500.00 + $5/lot

The above-listed fees are not excessive, and have not been increased since 1991. In addition, the City Council has the authority, and has in the past waived these fees if it is found that the project will be providing low income housing.

The time required to receive approval for a tentative subdivision is generally 30 to 45 days, including City Council approval, since there is no Planning Commission in the City. For more complex multi-family development plan approvals, a time period of 30 to 60 days can be expected.

5.6 General Plan Constraints

The General Plan for the City of Blythe establishes a basis for allowable uses and densities for each residential zone. There are currently four residential land use designations.

Residential Reserve (R-R)
This designation allows one unit per 10 acres, generally applied to lands which either have environmental constraints or lack infrastructure.

Low Density Residential (R-L)
This designation allows for up to 7 units per acre, for single family or mobile home development.

Medium Density Residential (R-M)
The maximum density allowable under this district is 14 units per acre. The zone allows for single family, duplex and multi-family units. Mobile home parks and group homes are permitted with approval of a Conditional Use Permit.

High Density Residential (R-H)
This designation allows up to 20 units per acre, principally for multi-family residences. Conditional uses include convalescent care, schools, churches and foster homes.

5.7 Zoning Constraints

Residential Estates (R-E)
This designation allows one unit per 10 acres, generally applied to lands which either have environmental constraints or lack infrastructure.

Low Density Residential (R-L)
This designation allows for up to 5 units per acre, for single family or mobile home development.

Medium-Low Density Residential (R-M-L)
Up to 8 units per acre are permitted under this zoning district. Principal permitted uses are single family and duplex units. Condominiums are permitted with approval of a Conditional Use Permit.

Medium Density Residential (R-M)
The maximum density allowable under this district is 17 units per acre. The zone allows for single family, duplex and multi-family units. Mobile home parks and group homes are permitted with approval of a Conditional Use Permit.

High Density Residential (R-H)
This designation allows up to 20 units per acre, principally for multi-family residences. Conditional uses include convalescent care, schools, churches and foster homes.

These zones parallel the City's land use designations, do not involve overly restrictive residential development standards, and provide substantial opportunities for the development of a full range of affordable housing. With regard to maximum density, the City will allow a 25% bonus on the total units of the housing development for persons and families of low and moderate income, when at least 10% of the total units of the housing development are for very low income households, or 50% of the total units are for qualifying residents based on age and/or other income limitations, pursuant to state law. The following development standards are required of all residential development.

Table H-18
Existing Residential Development Standards

Standard	R-E	R-L	R-M-L	R-M	R-H
Density	1/10 ac.	0-5	0-8	0-17	0-20
Lot Area	10 ac.	7,800	3,900	2,500	1,500
Lot Width	75'	65'	65'	75'	100'
Lot Depth	100'	100'	100'	100'	100'
Front Setback	25'	25'	15'	15'	15'
Side Setback	5'	5'	5'	5'	5'
Rear Setback	25'	25'	15'	15'	15'
Lot Coverage			none		
Height: S.F.			2 stories in all zones		
Height: M.F.	34'	34'	34'	34'	34'
Parking	2	2	2	1.5	1.5

Source: City of Blythe Zoning Ordinance

Architectural and Design Standards

The City of Blythe has no free-standing design review process. Issues of height, boundary walls, fences or screening planting, landscaping, open space requirements, and parking standards are reviewed to ensure compliance with the Zoning Ordinance only if a Conditional Use Permit or other application is required. Zoning Ordinance compliance is otherwise ensured through the building permit process. Since the City has no Planning Commission, all applications requiring a public hearing have been streamlined to the City Council. Development plan review and approval range from 30 to 60 days, depending on the complexity of the project.

Code Enforcement

The Code Enforcement process is an area of regulation which has the potential to result in the loss of affordable units. However, it is also an important tool which can be used to require landlords to maintain rental units in habitable condition. The Blythe Building and Safety Division enforces the Uniform Building Code (UBC) of the State of California to ensure that new construction is safe for the occupants, and is properly maintained. Since Blythe is close to a seismicly active area, UBC requirements are enforced within the community. These requirements, however, are enforced in many parts of California, and do not pose a significant constraint.

Subdivision Improvement Requirements

All subdivisions in the City of Blythe must conform to the requirements of City Zoning Ordinance, Subdivision Ordinance, the State Subdivision Map Act, and applicable Conditions of Approval for the project. Subdivision standards for minimum lot size, width and depth of lots, and parking standards are consistent with those utilized throughout Riverside County. However, density bonuses will allow for smaller lots or higher densities in certain instances. Street widths are subject to the results of a traffic impact study, but the established City public street improvement requirements for residential subdivisions are as follows:

- half width dedication
- curb and gutter (as determined necessary)
- 5-foot sidewalk adjacent to the curb (as determined necessary)

Any drainage improvements and easement dedication are subject to the specifications of the City Engineer, and will vary according to project scope and location.

5.8 Physical Constraints

Maintenance of Housing Stock

According to the 1990 Census, there were 1,188 dwelling units built before 1960. This represents approximately 40% of the total housing stock in the City. Older structures tend to deteriorate if not properly maintained. There are a number of programs available

to assist homeowners and those who own rental units. These have been discussed on pages III-58 through III-60 of this Element.

Infrastructure
Infrastructure constraints to achieving housing goals are those which prevent development due to lack of adequate water, sewer lines or appropriate soils for septic tanks, electricity, and other essential public utilities and services. In Blythe, such constraints are primarily limited to domestic water and sanitary sewer accessibility in the eastern boundary of the City, east of 7th Street.The General Plan designates this area for low and medium density residential, although it is currently primarily in agricultural production at this time. The scattered residences located in this area primarily use sceptic systems and private wells. Irrigation water is provided through canals and aqueducts in the area. Overall, the City's wastewater treatment plant, which was recently expended, has a capacity of 2.5 million gallons per day, and a current utilization of approximately 1.4 million gallons per day. No constraint is therefore expected.

5.7 Environmental Constraints

Flooding
Two types of flooding hazards are possible in the City. The first is flash flooding caused by heavy rains and a lack of storm sewers in the City. The second is from high water inundation of the Colorado River. The threat of flooding from the River has been considerably reduced, but does occasionally occur, when up-stream dams release larger than normal amounts of water in heavy snow-pack years.

Seismicity
The City of Blythe is located approximately 50 miles northeast of the nearest active earthquake fault, the San Andreas Fault. No area of the City is designated as an Alquist-Priolo Special Studies Zone, and no active or potentially active faults are known to occur in the area. Special studies for seismicity are not required, thereby eliminating the potential constraint associated with seismicity.

6.0 HOUSING NEEDS

6.1 Special Housing Needs

In addition to the housing needs of all income categories, there are a number of households with special housing needs, including:

Single Parent Households
In general, single persons with dependent children need housing that is affordable as well as close to schools and daycare facilities. According to the 1990 Census there were 459 single-parent households in the City of Blythe with 95 male headed households and 364 female headed households. Of these, 203 households are shown to have a household income below poverty level.

Female headed single parent families tend to have a low rate of home ownership in comparison to other households and also tend to have lower household incomes.

Seniors
In 1990, there were a total of 819 persons over the age 65 in the City, representing approximately 10% of the total population of 8,428. 18% of the City's senior households have an income which is below the poverty level.

Most seniors are on a fixed budget, and many receive their only income from Social Security benefits or pensions which are well below the County median income. Therefore, housing affordability for seniors is an important issue. In addition to affordability needs, some seniors may need assistance with the maintenance and upkeep of their homes. As seniors become less independent, they may have special housing needs, such as congregate care facilities, which usually consist of apartments with a bedroom and kitchen, and often provide meals and have organized activities.

The Blythe Senior Center provides various services to seniors, including discounted medical care. The Riverside County Senior Citizens Nutrition Program delivers lunch to 24 clients in their homes each day,

and also provides 35 to 40 lunches per day at the Senior Center. The Colorado River Senior Citizen Center is County funded, and provides services including exercise and health programs, recreational and library services, and art classes.

Other facilities include age-segregated communities which are generally limited to persons over 50 years of age. This type of housing development usually provides recreational activities and other amenities and may be a part of a planned community or a smaller individual development. It can be marketed as an "upscale" retirement community or as a more affordable community.

Mobile home parks often offer seniors an affordable housing opportunity. There are 6 mobile home parks with 498 spaces in the planning area. Prices for previously owned mobile homes range from approximately $27,050 to over $65,000 for larger models. Rent for mobile home spaces in the Blythe area ranges from $100 to $265 per month. Table H-28 on page III-73 illustrates the monthly space rental amount, and whether the park is restricted to seniors only.

Congregate Care

Congregate housing is the contemporary version of the boarding house. It is long term housing in a group setting that includes independent living and sleeping accommodations in conjunction with shared dining and recreational facilities. These facilities usually have a centralized dining room and kitchen where at least one hot meal per day is provided. Other services may include maid service, security/emergency services, recreation rooms, nursing assistance, and beauty salons. Nursing homes are also considered a type of congregate care. In the City of Blythe, there is one facility, Blythe Nursing Care Center, located at 285 Chanslor Way.

Handicapped

The 1990 Census lists a total of 312 persons, between the ages of 16 and 64, as having a disability which prevents them from working.

The Americans with Disabilities Act requires that all new multi-family construction include some units accessible to the handicapped. The Building and Safety Department in the City of Blythe requires compliance with these measures as part of the Building Permit review, issuance and inspection process.

Large Households

The 1990 Census indicates that there were 525 households in Blythe with five or more members, 280 of which are renter-occupied, and 245 of which are owner-occupied. Large families such as these have a special need for three, four, or more bedroom units.

Homeless

The Southern California Association of Governments (SCAG) has identified several factors in the increase in homeless persons in this area as well as throughout the country. These factors include:

(1) The de-institutionalization and treatment of the mentally ill;
(2) The shortage of affordable housing;
(3) A lack of employment opportunities;
(4) Negative family environments; and
(5) Drug and alcohol abuse

It is difficult to quantify the number of homeless within each community, as they tend to be mobile, often moving from one City or County to another The Colorado River Community Action Council operates two shelters for the homeless in Blythe, which have a total of 16 beds. The shelters are available for a 24 hour period, but stays can be extended to up to one month for families or individuals with children. All Blythe's churches refer to the shelters. The shelters see an average of 2 to 3 persons daily, and at least 15 persons on a weekly basis. The City of Blythe Redevelopment Agency participates in the project by providing the land on which the shelters are located. In addition, Travelers' Aid, a United Way agency, provides for overnight accommodations and assistance.

God's Garden Growth Center has 35 beds available, for up to 3 days at a time. If the homeless person wishes to commit to a long term rehabilitation, the Center has a six month program available, requiring that participants actively seek work, and save money toward securing an apartment. The Center provides assistance in locating permanent housing at the end of the 6 month program.

The Salvation Army operates a small office in Blythe, providing emergency food and lodging, and a rent assistance program.

Desert Aids Project

The Desert Aids Project (DAP) provides services to HIV-positive individuals who reside in both San Bernardino and Riverside County. Although actual numbers of AIDS patients are not known, a spokesperson for DAP confirmed that they do have clients in the Blythe area. The DAP provides anonymous HIV testing, counseling services, and volunteers who do shopping and other daily tasks for patients. While they do not specifically assist with providing housing for their clients, the DAP does have a bulletin board which lists roommates wanted and apartments available, including assisted units.

Drug and Alcohol Rehabilitation

Blythe does not have any in-patient drug rehabilitation facilities. An inpatient alcohol abuse rehabilitation facility for men, Metcalf Ranch, is available. No inpatient facilities are available for women. The County operates an outpatient drug and alcohol abuse program in the City. In the Coachella Valley, 90 miles west of Blythe, the Betty Ford Center, Canyon Springs Hospital, Turnoff Incorporated, Lost Heads Ranch, Shelter from the Storm and the Soroptimists House of Hope are available for residential treatment.

Farmworkers

The large agricultural industry in the Palo Verde Valley has attracted a number of farmworkers who reside in the area. The Census does not show any farmworkers in Blythe. Contacts made with the United Farmworkers, however, indicate that approximately 4,000 persons who reside in the Palo Verde Valley work in agriculture. The United Farmworkers offer legal aid and a bilingual public broadcasting radio station. In cooperation with the Colorado River Community Action Council, United Farmworkers also provide a summer youth program, a GED program, and an "on the job training" program.

7.0 PRESERVATION OF ASSISTED UNITS

This section provides an analysis of existing assisted housing developments vulnerable to change to non-affordable housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. Assisted housing includes state and local multi-family bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

7.1 Inventory of Units at Risk

Expiration of affordability restrictions on housing development can occur for a number of reasons. It can result from early redemption of housing revenue bonds, thereby removing income restrictions or other similar mechanisms. Other reasons for eliminating income restrictions include loss of tax shelter benefits for owners of affordable projects due to changes in the federal tax structure, although the Low Income Housing Tax Credit was made permanent by the U.S. Congress in 1993. Finally, owners of projects with a Section 8 contract generally have an eligible "opt-out" date when they may choose not to renew the Section 8 contract.

The affordable housing projects in the City of Blythe are listed page III-60. Table H-19 below provides a listing of those projects listed as "at risk".

Table H-19
At Risk Assisted Units in the City of Blythe

Apartment/Agency	# of Units
Blythe Villa Apartments	52
Broadway Manor Apartments	64

In 1995, the Blythe Villa Apartments applied for and were granted a new loan under the pre-payment incentive program. The complex will remain available to affordable households for an additional 20 years.

The Broadway Manor Apartments are eligible for pre-payment incentives, but have not applied for the program. The contract for the project, however,

specifically requires that if the owner opts out of the FmHA program, he is required to turn the units over to the Riverside County Housing Authority. The units will therefore remain affordable for the long term.

7.2 Cost Analysis

Section 65583 (a)(8)(B) of the State Housing Element Law specifies that the analysis of assisted units shall include an estimate of the total cost of producing new rental housing which is comparable in size and rent levels to an existing affordable project, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments.

Since the Bayfield and Rhyolite apartments were constructed in 1991-92, a recent and representative example of potential construction cost can be extracted from these projects. The units at these two projects cost approximately $52,950.00 to contract, not including land. It could therefore be expected that replacement of any units in Blythe at this time would be in the same cost range.

7.2 Preservation of Assisted Units

State Housing Element Law also specifies that the assisted housing analysis shall identify the cost of preserving the existing assisted housing and whether it would be higher or lower than the estimated cost of new construction. The Blythe Villa Apartments have renewed their commitment to remain affordable for 20 year. The Broadway Manor Aprtments, if not renewed under the FmHA program, would be offered to the Riverside County Housing Authority, or similar institution, for ownership and management.

Units could potentially be purchased by the Riverside County Housing Authority or a private non-profit housing corporation using one of the following programs.

Redevelopment Agency Programs: California Redevelopment Law mandates that 20% of each Redevelopment Area's Tax Increment Financing be allocated, or set-aside, for the development and rehabilitation of low and moderate income housing. State Guidelines determine what qualifies as low and moderate income housing, and can generally be described as housing which, in exchange for favorable financing or other assistance, is available only to qualifying households. In some cases, only a portion of the project must be occupied by low and moderate income families. In others, all units are restricted to low and moderate income households.

State law authorizes the use of redevelopment funds to make sites available for the construction of new housing, to provide subsidies for affordable housing, and to aid in the preservation and upgrading of residential areas. The City can establish one or more redevelopment areas in need of redevelopment, and the increased property tax revenue resulting from new private investment in the area goes to the local redevelopment authority. These tax increment funds must be used for public improvements in the City and for affordable housing development anywhere in the locality.

In addition to providing funds for a wide range of local housing programs, redevelopment enables the City to issue bonds and otherwise finance housing construction and to acquire land for new housing. Redevelopment agencies also have imminent domain to acquire sites for housing, both within and outside of a project area. At least 6% of new or rehabilitated housing in a redevelopment project must be affordable to low income households; another nine percent must be affordable to moderate-income households.

Redevelopment has created significant new housing opportunities in areas where housing was not feasible because of site limitations, ownership, or market infeasibility. Redevelopment creates a potentially significant amount of locally controlled funds for the development of affordable housing. Furthermore, Redevelopment can target and assist in the provision of housing through site acquisition and assembly, financing, and property purchase and rehabilitation.

State Housing Programs: The State Department of Housing and Community Development provides loans under the California Housing Rehabilitation Program. Under this program, HCD provides low-interest loans for the rehabilitation of rental housing including

residential hotels. Loan limits range from $15,000 for rehabilitation of residential hotel units to $35,000 for 3 or more bedroom units. These loans are given only to maintain or convert to assisted units.

7.3 Existing Housing Needs

The most recently completed Regional Housing Needs Assessment (RHNA) was prepared by the Southern California Association of Governments (SCAG) in June 1988, for the period from 1989 to 1994. Since that time, budget constraints have prevented SCAG from updating the RHNA. Based on 1990 Census information, calculation methodology provided by SCAG, and independent analysis, estimates and projections can be completed for the City of Blythe.

Table H-20
Percent of Income Paid for Housing by Income Level for Home Renters, 1990

% of Income Paid for Housing	#Households
Income <$10,000	
<20%	0
20%-24%	24
25%-29%	44
30%-34%	47
>35%	284
Subtotal	399
Income $10,000 to $19,999	
<20%	60
20%-24%	57
25%-29%	74
30%-34%	53
>35%	179
Subtotal	423
Income $20,000 to $34,999	
<20%	106
20%-24%	76
25%-29%	82
30%-34%	23
>35%	22
Subtotal	309
Income $35,000 to $49,999	
<20%	120
20%-24%	11
25%-29%	51
30%-34%	10
>35%	0
Subtotal	192
Income $50,000 or more	
<20%	70
20%-24%	0
25%-29%	0
30%-34%	0
>35%	0
Subtotal	70

Table H-21
Percent of Income Paid for Housing vs. Income Level for Home Owners, 1990

% of Income Paid for Housing	#Households
Income < $10,000	
<20%	18
20%-24%	12
25%-29%	8
30%-34%	7
>35%	70
Subtotal	115
Income $10,000 to $19,999	
<20%	88
20%-24%	49
25%-29%	0
30%-34%	35
>35%	37
Subtotal	209
Income $20,000 to 34,999	
<20%	157
20%-24%	25
25%-29%	34
30%-34%	54
>35%	11
Subtotal	281
Income $35,000 to $49,999	
<20%	157
20%-24%	27
25%-29%	38
30%-34%	6
>35%	8
Subtotal	236
Income $50,000 or more	
<20%	304
20%-24%	14
25%-29%	10
30%-34%	0
>35%	8
Subtotal	336

Through utilization of this data from the 1990 Census, the total number of households overpaying for housing, i.e paying over 30% of their total income, can be estimated. The following tables show the number of households in the City which are overpaying for housing.

Table H-22
Home Owners Overpaying for Housing Blythe 1990

Household Income	#Households Overpaying
Income <$10,000	77
Income $10,000 to $19,999	72
Income $20,000 to $34,999	65
Income $35,000 to $49,999	14
Income $50,000 or more	8
Total	**236**

Source: US Census Bureau's 1990 Census.

Table H-23
Home Renters Overpaying for Housing Blythe 1990

Household Income	# Households Overpaying
Income <$10,000	331
Income $10,000 to $19,999	232
Income $20,000 to $34,999	45
Income $35,000 to $49,999	10
Income $50,000 or more	0
Total	**618**

Source: US Census Bureau's 1990 Census.

As shown in Tables H-22 and H-23 above, as many as 854 households were overpaying for shelter in 1990, based on SCAG standards. It can be assumed that the households with higher incomes were not in need of "affordable" housing and/or housing assistance and chose to pay the higher costs for luxury items, location, etc. Therefore, because candidates for affordable housing are generally defined as those with a total income of less than 80% of the County median, it is estimated that a maximum of 750 of these households were potentially in need of more affordable housing. However, the 1990 Census data also shows that of the 1,416 renter-occupied housing units, 980 (approximately 69%) were paying between $200 and $599. There were 177 households paying less than $200 (13%), 259 households paying between $600

and $999 (18%) and no household paying over $1,000 per month. Almost all of these rates are exceptionally low, and since the majority of households, approximately 69%, are paying less than $500 per month, it is evident that the market rate for rent in Blythe is comparatively low.

In the City of Blythe, approximately 24% of the households are occupied by two persons, with over 21% occupied by one person. The following table offers a breakdown of the household sizes for 1990 in Blythe.

Table H-24
City of Blythe Household Size 1990

# Persons	# Households	%
1 Person	588	21%
2 Persons	661	24%
3 to 4 Persons	1,025	36%
5 or more Persons	526	19%

Source: US Census Bureau's 1990 Census.

This table can be compared to the following two tables, which present the income limits and rents by family size for the various income categories as defined by the State Department of Housing and Community Development (HCD) and based on the County median household income. The median household income for Riverside County for 1994 was $39,350. "Very low" income is defined as less than 50% of the County median; "low" income is defined as 50% to 80% of the County median; "moderate" income is defined as 80% to 120% of the County median; and "upper" income is more than 120% of the County median. For purposes of discussion, this analysis will focus only on the lower and moderate income categories.

Table H-25
Affordable Housing, Income Limits
County of Riverside, 1995

# of Persons In Family	Annual Income Limits	
	Very Low	Low
1	$14,800	$23,700
2	$16,900	$27,050
3	$19,050	$30,450
4	$21,150	$33,850
5	$22,850	$36,550
6	$24,550	$39,250
7	$26,250	$41,950
8	$27,900	$44,650

Source: Riverside County Housing Authority, 1995

As shown, income limits for the low and very low income standards range from $14,800 per year for a very low income household of one person to $44,650 per year for a low income household of eight persons. Based on the income limits shown in Table H-25, above, the following table shows 30% of monthly rents for each household size and income type. Any rents paid which exceed these amounts (more than 30% of gross monthly income for rent) are considered "overpayment" households.

Table H-26
Overpayment Limits
Riverside County, December 1992

# of Persons In Family	Monthly Rent Limit	
	Very Low	Low
1	$370	$593
2	$422	$676
3	$476	$761
4	$529	$846
5	$571	$914
6	$614	$981
7	$656	$1,049
8	$698	$1,116

Source: Terra Nova Planning & Research, Inc. Based on the Riverside County Housing Authority, 1995.

As stated previously, the majority of renters in the community are paying less than $500 per month, with rates ranging between the very-low and low income payment limits. Due to the fact that this overpayment criteria is directly related to the rental rates in a particular community, the following table offers a more specific example of rental rates for the larger market-rate apartment complexes in the City of Blythe.

Table H-27
Representative Apartment Rental Rates in Blythe for 1995

Complex	Units/ Bedrms	Market/ Subsidy Rate
Ocean View Apts.*	100/Studios	$395/80+
Blythe Villa Apts.*	28/1	$352/287
	24/2	$422/317
Broadway Manor Apts.*	64 total	
	1 bdrm	$454/341
	2 bdrm.	$484/371
535 W. Barnard	23/1	$450
	8/2	$515

Table H-27, Continued
Representative Apartment Rental Rates in Blythe for 1995

Complex	Units/ Bedrms	Market/ Subsidy Rate
Palm Drive Apts.*	84 total	
(20% subsidy)	Studio	$375
	1 bdrm.	$450
	2 bdrm.	$525
	3 bdrm.	$595
Silsby Gardens*	38/2 bdrm.	$810
	13/3 bdrm.	$1,024
Sunrise Apts.*	12/2 bdrm.	$669
	38/3 bdrm.	$762
Sunset West*	10/1 bdrm.	$509/308
(19 units are subsidized)	32/2 bdrm.	$556/355
	8/3 bdrm.	$628/427
Tamarisk Villa Apts.*	22/2 bdrm.	$562
(adjusted for Sec. 8)	20/3 bdrm.	$675
	8/4 bdrm.	$741
Whispering Palms Apts.	16/2 bdrm.	$400
Rhyolite Apts.*	16/2 bdrm. Very Low	$244
	2/2 bdrm. Low	$351
	12/2 bdrm. Market	$369
	18/3 bdrm. Very Low	$263
	6/3 bdrm. Low	$418
	16/3 bdrm. Market	$431
Squaw Valley Apts.*	6/1 bdrm.	$533/367
East Blythe	21/2 bdrm.	$603/407
	6/3 bdrm.	$703/467
Bayfield Apts.	60 total	
(20% subsidy)	2 bdrm.	$570
	3 bdrm.	$645
Baldwin Apartments*	39/1 bdrm.	$565

Source: Personal conversations with property managers, April, 1995. * Indicates subsidized.

The rental rates range from a low of $244 per month for a two bedroom unit to a high of $1,024 for a three bedroom unit. In comparing the overpayment limits to the rental rates in Blythe, most rental units available have monthly rents which are below the low income overpayment limits. Therefore, the estimate based strictly on Census overpayment data for 1990 is likely to be significantly higher than is actually the case.

The Table above shows that there are more than 220 rental units available to very low and low income tenants in Blythe. In addition, the El Solano Hotel has 40 units available to low income tenants, and the Riverside County Housing Authority shows an additional 9 units being subsidized, bringing the total of very low and low income rental units available to 269. Of these units, 102 have been built since 1990. By comparison, SCAG's projections for Blythe required a total of 93 units be built by 1994 for very low and low income tenants.

7.4 Mobile Home Parks

In addition to the apartment complexes listed above, there are also a number of mobile home parks in and near the City which have rental rates far below low income overpayment limits. Prices for mobile homes range from approximately $27,050 to $65,000 for larger models. Rent for mobile home spaces in the Blythe area ranges from $100 to $265 per month. The following table illustrates the number of spaces, the monthly space rental amount, and whether the park is restricted to seniors only in the Blythe area.

Table H-28
Mobile Home Park Characteristics

Mobile Home Park	No. of Spaces	Rent/ Month	Seniors Only
Burton MHP	60	$100-185	NO
Hidden Valley MHP	110	owners	NO
Mesa Bluffs MHP*	102	$210	NO
Valley Palms MHP	37	$140	NO
Water Wheel	150	$207	NO
Blythe Marina	48	$233-265	NO

Source: Personal contact with all on-site managers, April, 1995.
*Within City limits

It is clear from this table that all of the area's mobile home parks are suppliers of affordable housing to the community.

7.5 Future Housing Needs

As discussed previously, the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments (SCAG) defines "existing need" as lower income households which are paying more than 30% of household income for shelter. According to these standards, it was estimated that 750 were overpaying for shelter. However, the majority of rental occupied households were paying less than $500 per month for rent; therefore, the estimated overpayment numbers are likely to be far higher than the actual number of total households overpaying for shelter. With the large amount of additional affordable housing in the area, and the mobile homes that are not located within existing parks, it is estimated that the City has provided sufficient affordable housing within the community.

SCAG has determined future needs by adding its projected growth to the number of units necessary to meet vacancy goals and to compensate for anticipated demolitions. The Future Needs Allocations are then distributed by four income categories: "very low" (less than 50% of the County median income), "low" (50-80%), "moderate" (80-120%), and "high" (120% or more of median County income). Again, SCAG has not updated the projections past 1994, therefore future needs numbers must be estimated. The following table offers an estimation of future housing needs in Blythe.

Table H-29
Future Housing Needs by Income Category
1994-1998

Income Category	Number of Units
Very Low	114
Low	48
Moderate	80
High	42
Total	**284**

Source: Analysis conducted by Terra Nova Planning & Research based on RHNA methodologies and Policies provided by SCAG. Based on projected growth in the City of Blythe, vacancy goals, and anticipated demolitions.

The total estimated lower income household need for shelter is 284 dwelling units for 1998. The Moderate and High Income households are not considered to be affordable and are therefore not considered in the affordable housing needs assessment. In 1993, there were 21 building permits issued for new construction of single family homes, and none for multi-family projects. Approximately 221 permits were issued for remodeling and/or additions to single family homes. Thus, this three year need has been projected to be primarily the result of future household growth, rather than the result of vacancy or demolition adjustment.

Table H-30 shows the objectives for the number of housing units that can be constructed, rehabilitated and conserved by income category.

Table H-30
Quantified Objectives Matrix (1993-1998)

Income Category	Very Low	Low	Mod.	High	Total
New Construction	103	43	72	38	256
Rehabilitation	5	2	4	2	13
Conservation	6	3	4	2	15

7.6 Rehabilitation Needs

The housing survey conducted by Terra Nova staff included an assessment of housing conditions. This survey revealed that approximately 10% of residential units were in "poor" (major aesthetic and considerable structural maintenance necessary) or in "unacceptable" condition (considerable dilapidation, health and safety a concern).

There are a number of programs available to assist homeowners and those who own rental units (Please refer to the Existing Affordable Housing Programs Section for a more detailed discussion).

7.7 Energy Conservation

With temperatures ranging from below freezing to above 100 in Blythe, energy is in high demand for heating and cooling, making conservation measures an important issue. Various energy conservation methods are required by Title 24 of the California Administrative Code as well as the Uniform Building and Electrical Codes. In addition, Southern California Edison and the Southern California Gas Company can provide assistance for energy efficient design in new development and also give rebates as an incentive for upgrading to more energy efficient appliances, air conditioners and the more efficient use of fuel.

Any energy conservation measures required in addition to Title 24 (such as solar energy) should be evaluated for their relative reduction in monthly utility bills, since such measures can add to the cost of new construction. Nonetheless, the cost/benefit of alternative energy, and especially energy conserving construction standards and appliances should be given careful consideration in new construction and rehabilitation.

Efficient land use planning can also help to reduce energy consumption by locating new residential projects in close proximity to employment and commercial centers. Incorporation of mass transit stops and other measures to encourage alternate forms of transportation (i.e. bicycle lanes, locker and shower facilities in commercial projects) can also conserve energy and improve local air quality.

8.0 HOUSING PRODUCTION PLAN

It is the responsibility of the City of Blythe to maximize private and public efforts to provide adequate and affordable housing opportunities to all of its residents regardless of race, religion, sex, marital status, ancestry, national origin, or color. The City must coordinate with County and State agencies to assist in the development of adequate housing to meet

the needs of low and moderate income households, to conserve and improve the condition of existing affordable housing stock, and to make available information regarding the wide range of programs available for housing rehabilitation, construction and assistance.

The City also has the opportunity to facilitate the development of affordable housing by the private sector, through the use of Redevelopment Agency programs, as well as through the facilitated use of other governmental programs. The City's Redevelopment Plan estimates that the City's Housing Set Aside funds totalled approximately $719,687.00 in 1994, based on valuation within the Redevelopment Area. The Redevelopment Agency estimates that a total of $1,569,222.00 will be available during the period from 1994 through 1998 for affordable housing programs.

The City's Redevelopment Agency recently issued its "Five Year Implementation Plan -- 1995-1999," which calls for Agency participation in 28 price restricted annually over the life of the Implementation Plan, for a total of 140 new price restricted units by 1999. This activity alone would potentially almost meet the Very Low and Low income housing need projected in Table H-30 of 162 such units by 1998.

In addition to Government Code Sections 65580, 65581, 65583, which were discussed previously, Government Code Section 65585 mandates that each local government consider guidelines pursuant to Section 50459 of the Health and Safety Code and allow for the review of the Housing Element by the Department of Housing and Community Development. In addition, Section 65588 requires that each local government review its Housing Element as frequently as appropriate, but not less than every five years, to evaluate the effectiveness of the housing element, and the progress of the City in the implementation of the element.

9.0 PUBLIC PARTICIPATION

Contacts were made with all providers of affordable housing within the City, with particular emphasis on agencies such as the Riverside County Housing Authority, churches, mobile home parks, apartment managers and similar groups. In addition, a community workshop was held to receive input prior to the final drafting of the Element.

HOUSING ELEMENT
GOALS, POLICIES AND PROGRAMS

GOAL 1

The development of a variety of housing types and prices in the City of Blythe that will accommodate both existing and future residents within all socio-economic segments of the community.

GOAL 2

The development of affordable housing projects for very low, low and moderate income households to meet the community's need.

Policy 1
Ensure that the quality of existing and future dwelling units in neighborhoods within the City of Blythe is preserved and maintained.

Program 1.A
Use Housing set-aside funds for the Home Improvement Program allowing grants and loan assistance programs for qualifying low income households in order to encourage the rehabilitation of existing housing units (Quantified Objective #2).
Responsible Agency: Redevelopment Agency; Planning Department
Schedule: To be determined each fiscal year, based on budgetary constraints and opportunities.

Program 1.B
All City codes, including the Uniform Building Code, will be enforced in the City so that existing units are maintained in good repair.
Responsible Agency: Building and Safety Department
Schedule: Immediate; Continuous.

Program 1.C
Develop a program for the rehabilitation of sub-standard multi-family residential units using available subsidies for lower income residents. (Quantified Objective #2)
Responsible Agency: Planning Department; California Department of Housing and Community Development
Schedule: 1995; Continuous.

Policy 2
Provide residential lands that are adequate to meet the housing objectives for the City.

Program 2.A
Provide land use and zoning designations in the General Plan and zoning maps, respectively, that allow for diversity of housing types and densities, and are consistent with the character of the City.
Responsible Agency: Planning Department
Schedule: Immediate; Continuous.

Policy 3
Meet the housing needs of the low and moderate income population within the community, regardless of the householder's race, religion, sex, marital status, ancestry, national origin or color.

Program 3.A
For developments which will restrict their units to very low, or low income households, the City shall allow a density bonus of 25% over the underlying zoning designation, pursuant to State law.
Responsible Agency: Planning Department
Schedule: Continuous.

Program 3.B
Work with private organizations in assisting whenever possible in the housing of handicapped residents in the community.
Responsible Agency: Planning Department
Schedule: Continuous.

Program 3.C
Continue to support and assist in enforcing, as required, the provisions of the Federal Fair Housing Act. All complaints regarding discrimination in housing will be referred to the Riverside County Housing Authority. Information on the Fair Housing Act, as well as methods of responding to complaints shall be made available at City Hall and at the Library.
Responsible Agency: Planning Department
Schedule: Continuous.

Policy 4
Promote and facilitate the use of State and Federal monies for the development and rehabilitation of affordable housing in the community.

Program 4.A
Expeditiously calculate and allocate Housing set-aside funds to affordable housing programs on an annual basis.
Responsible Agency: Redevelopment Agency
Schedule: Annual.

Program 4.B
A Mortgage Assistance Program for qualifying households shall be funded annually with Housing set-aside funds (Quantified Objective #1).
Responsible Agency: Redevelopment Agency
Schedule: Annual.

Program 4.C
Actively assist qualified developers in preparation of applications for State and Federal housing grants and loans as they become available. The City shall process requests for information on zoning, financial assistance programs, or required supporting documentation for these application on a high priority basis.
Responsible Agency: Planning Department; Redevelopment Agency
Schedule: Continuous.

Program 4.D
Should the City be notified of intent to sell any at-risk affordable housing projects, all possible funding sources, including RDA housing set-aside funds will be considered to facilitate purchase of such a project. All non-profit organizations which have expressed an interest in purchasing such projects, including the Riverside County Housing Authority, will be notified immediately of any such properties for sale. The City will be responsible for monitoring at-risk projects on an ongoing basis and will provide relevant information to tenants and the community as needed.
Responsible Agency: Planning Department; Redevelopment Agency
Schedule: Ongoing.

Policy 5
Promote and preserve mobile home parks for their value as low and moderate income housing opportunities.

Program 5.A
Conversion of existing mobile home parks to permanent housing will be regulated by ordinance to ensure that an appropriate relocation plan for park residents is developed and implemented.
Responsible Agency: Building & Safety and Planning Departments
Schedule: Immediate; Continuous.

Policy 6
To ensure the provision of housing that is efficient in its use of energy and natural resources.

Program 6.A
Ensure that new development and rehabilitation efforts, whenever possible, maximize energy efficiency through architectural and landscape design and the use of renewable resources and conservation.
Responsible Agency: Planning Department; Southern California Edison
Schedule: Immediate; Continuous.

Policy 7
Facilitate the construction and rehabilitation of renter and owner occupied housing by providing a range of land use and zoning categories throughout the City.

Program 7.A
Specific Plans shall incorporate a variety of housing types, and shall provide for senior and affordable housing within the project.
Responsible Agency: Planning Department
Schedule: On-going, as Specific Plans are submitted.

Program 7.B
Encourage infill development and the expansion of existing homesites wherever possible, to lower the costs of extending infrastructure, through the use of incentives such as Home Improvement grants. (Quantified Objective #2).
Responsible Department: Redevelopment Agency
Schedule: Continuous.

Program 7.C
Ensure that development which will displace residents through destruction of housing units shall be required to assist in the relocation of these residents, through the use of Conditions of Approval or other binding means.
Responsible Department: Planning Department
Schedule: Continuous.

Policy 8
Encourage the development of larger unit sizes in multi-family rental projects and second units on single family lots in order to alleviate overcrowding.

Program 8.A
Encourage multi-family rental and owner-occupied projects which construct three and four bedroom units as a substantial portion of the overall development. Larger units shall be encouraged through direct City funding (i.e. RDA participation) or through bond financing for affordable housing through the County Housing Authority.
Responsible Agency: Planning Department; Redevelopment Agency; Housing Authority
Schedule: Continuous.

Program 8.B
Encourage development of second units on single family lots, a cost-effective housing opportunity for all segments of the population, by providing information packets at City Hall on second unit construction and the conditions set forth in Government Code Section 65852.1, which allows second unit development.
Responsible Department: Planning Department
Schedule: Continuous.

Policy 9
Facilitate the development and preservation of senior housing through incentives and assistance programs.

Program 9.A
Maintain a program of grants and loans to senior residents to encourage maintenance and rehabilitation of existing housing units (Quantified Objective #6).
Responsible Agency: Redevelopment Agency
Schedule: Fiscal Annual.

Program 9.B
Provide assistance to developers of affordable senior housing through housing set-aside funds whenever possible (Quantified Objective #7).
Responsible Agency: Redevelopment Agency
Schedule: Continuous.

Program 9.C
Ensure the preservation of existing mobile home units, by requiring developers to relocate displaced residents if a park is to be converted to another use. New units within existing parks shall continue to be subject to original development standards.
Responsible Agency: Planning Department; Building and Safety Department
Schedule: Continuous.

Program 9.D
For developments which will restrict their units to senior households, the City shall allow a density bonus of 25% over the underlying zoning designation, pursuant to State law.
Responsible Agency: Planning Department
Schedule: Continuous.

Policy 10
High density, affordable and senior projects shall be located with convenient access to shopping and school and park facilities.

Program 10.A
Developers of affordable and senior housing projects will be required to consider programs and design modifications to facilitate access between the project and public facilities wherever feasible.
Responsible Agency: Planning Department
Schedule: Continuous.

QUANTIFIED OBJECTIVES

1. The Mortgage Assistance Program will assist up to 15 very low, low or moderate income households annually through grants for down-payments and closing costs.

2. The City Redevelopment Agency shall participate in 10 Home Improvement grants of up to $2,500 each from housing set-aside funds annually to assist very low and low income homeowners in improvement of their property.

3. The City will work with privately funded housing programs such as the Coachella Valley Housing Coalition to encourage the construction of 5 ownership units annually.

4. The City will work with the owners of all affordable housing projects to protect units currently restricted to low income households from reverting to market housing.

5. The City will assist up to 10 low income households annually in connecting to water and sewer lines.

6. The City Redevelopment Agency shall establish a program of grants and loans to senior residents for up to 10 households annually in the amount of $2,500 per household.

7. The City will provide assistance to developers of senior housing through housing set-aside funds whenever possible (up to 5 senior households annually).

8. The City through its Redevelopment Agency, the County Housing Authority, or other entity, shall make every effort to facilitate the development of at least 10 single family or multi-family affordable housing units, annually.

9. The City shall encourage the development by private parties of all housing types for all income levels. The objective shall be to meet the numbers in the quantified objectives matrix, Table H-30, to balance subsidized units with privately developed units.